



City of Springfield

Agenda

Administrative Review Committee

July 30, 2026

3:30 PM

Via Zoom/ Busch Bldg 2nd Floor
Conference Room East
840 Boonville Avenue
Springfield, Mo 65802

1. ROLL CALL.

2. MINUTES FROM LAST MEETING.

2.1. July 2, 2026

3. HEARINGS.

3.1. ARC2026-00031

1700 E VALLEY WATER MILL RD ~ Skyline Estates ~ ARC

Applicant: LEE ENGINEERING & ASSOCIATES, LLC

Work Type: 11.Modify sight triangle

3506 N GLENSTONE AVE SPRINGFIELD MO

3550 N GLENSTONE AVE SPRINGFIELD MO

3.2. ARC2026-00032

422 W NORTON RD ~ Omission of new ROW for Randy Lopez Apartments ~ ARC

Applicant: DAVID BODEEN

Work Type: Right of Way Reduction

422 W NORTON RD A103 SPRINGFIELD MO

422 W NORTON RD A201 SPRINGFIELD MO

422 W NORTON RD A302 SPRINGFIELD MO

422 W NORTON RD A304 SPRINGFIELD MO

422 W NORTON RD B102 SPRINGFIELD MO

422 W NORTON RD B105 SPRINGFIELD MO

422 W NORTON RD B301 SPRINGFIELD MO

422 W NORTON RD B303 SPRINGFIELD MO

422 W NORTON RD B304 SPRINGFIELD MO

4. JOIN ZOOM MEETING.

Meeting ID: 912 8621 5381

Passcode: 334931

In accordance with ADA guidelines, if you need special accommodations when attending this meeting, please notify the Planning and Development office at 417-864-1611 as soon as possible to accommodate your needs.

July 2, 2026
MINUTES OF THE Administrative Review Committee (ARC)
Springfield, Missouri

The Administrative Review Committee met in regular session in Development Review Conference Room #199 and/or via Zoom.

ARC2026-00030

3356 S CAMPBELL AVE

Applicant: MARK STILES

Work Type: 09.Relocate detached sign

ATTENDANCE: Bob Hosmer, Grady Porter and Kellie Foster (zoom). Staff: Laura Vales

REPRESENTATIVE: None/City of Springfield

PUBLIC:

Staff: The existing Chipotle sign needs to be moved due to the widening of a turn lane on Campbell Avenue, part of the Capital Improvement Program (CIP). Discussion centered on the "old code" (Chapter 36, Section 454) rather than a "new code" which has issues and lacked full ARC (Administrative Review Committee) authority for sign relocation until August 2026.

Staff: The old code permits the relocation of signs for public improvement projects and for signs in business areas (like the Chipotle sign), the code allows relocation whether the sign is conforming or non-conforming, provided it meets specific criteria and believes the current Chipotle sign is a conforming sign.

Staff: Acknowledged they did not have immediate documentation confirming the sign's compliance with these criteria but assumed adherence during the relocation process.

ARC ACTION:

Bob motioned to approve the relocation contingent on the sign meeting criteria A through H of the old code (referred to as Section 18.3 or 18 A-H). These criteria cover aspects such as safety, lighting, and general conformance. Grady seconded the motion. 3/0 Approved

Bob motioned to approve the June 18, 2026 minutes. Grady seconded the motion. 3/0 Approved

Result: Approved